

## **61 Marchmont Street London WC1 N1AP**

### **Design and Access Statement**

#### **Background:**

Marchmont Street, a short street running approximately north to south, is bound on both the east and west side by a parade of shops at ground floor level. The upper first, second and third (mansard) floors are generally in residential use. The lower ground floors are residential in some building and ancillary to the ground floor commercial use in others. The street has a distinct 'urban village' character. There are a number of restaurants, sandwich bars and food related shops along Marchmont Street. The remaining shops tend to specialise in activities such as hair dressers, dry cleaners, post office etc.

The terrace of buildings adjoining No 61 back onto the Herbrand Street Estate. The lower ground floors and part of the ground floor of the buildings on this side, are obscured from view by the garages of Herbrand Street Estate. It would appear, that the rear elevation of these buildings have been altered to a considerable degree over the years and there are many lower ground, ground and even first floor rear extensions. A number of large diameter smoke extract pipes are attached to the rear elevation. This west facing side of these buildings seem to lack the quality and character of Marchmont Street itself.

#### **The Design:**

The proposed development at 61 Marchmont Street is to change the use of the ground floor shop (vacant).

#### **Change of Use:**

It is proposed to change the use of the existing ground floor vacant shop, from retail to warm food take away (A5). The reasons for this requirement are as follows:

The shop has remained vacant for a considerable time, despite attempts to let this shop as a retail unit. (Please see letter from letting agents enclosed in the original application.) As a local architect, I have observed many retail units in Marchmont Street cease trading due to a lack of business. Marchmont Street appears to thrive from the demand for food from the many people who work in the vicinity and, of course, from the residents. It does not appear to be a successful retail street.

With regard to the change of use, we intend to minimize the impact on the rear elevation by utilising the existing chimney stacks to extract the cooking odour. As the residential units above the shop are at present vacant, this will allow

free access to the existing chimney flues and as many as three flues can be utilised for this purpose. (Please see extract ventilation reports attached.) It would not be feasible for a full Mechanical services design to be commissioned prior to knowing if the change of use would be forthcoming, however, our initial feasibility study indicates that a low impact design would be viable. The only loss of fabric due to extraction of fumes would be internal duct connections from the extractor hood to the chimney flues . ( see drawing).

#### Access

The proposed development does not have any vehicular access implications to the premises. Pedestrian access also remains as existing for the following reasons: The shops on the west side of Marchmont St. are on the raised ground floor level , accessed by steps. These are unsuitable for access by people with mobility disabilities and without substantial alterations to the front elevation on Marchmont St. disabled access cannot be accommodated.